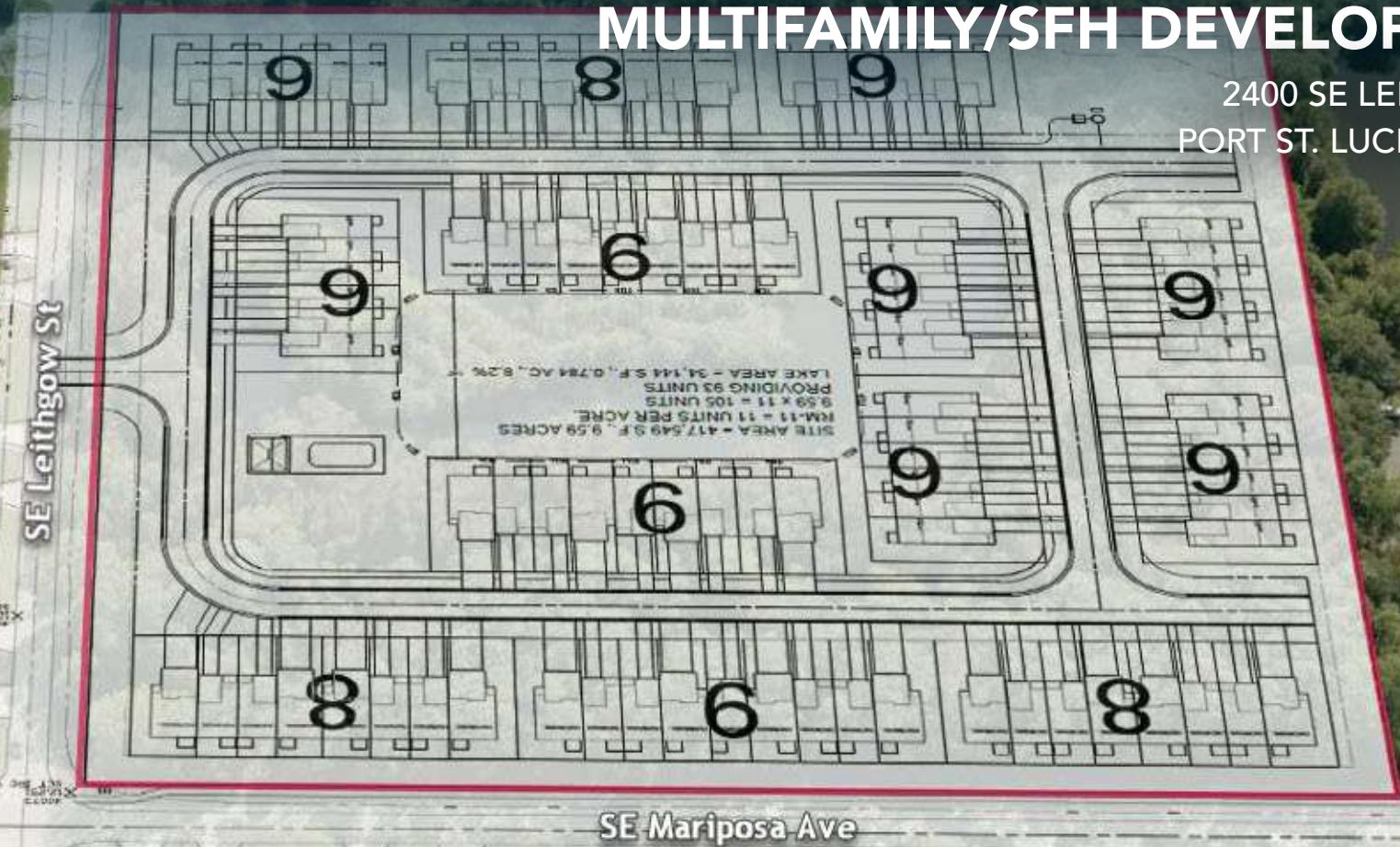


9.58 AC PORT ST LUCIE MULTIFAMILY/SFH DEVELOPMENT

2400 SE LEITHGOW ST
PORT ST. LUCIE, FL 34952



**DEVELOP 46 SINGLE FAMILY OR 93 TOWNHOMES
- OR -
REZONE FOR 105 UNITS MULTIFAMILY**

FOR SALE

Presented By,

MICHAEL AVENDANO

Senior Vice President

305.484.4666

wendano@lee-associates.

mavendano@lee-associates.



LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

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MARKET ADVISORS

MICHAEL AVENDANO

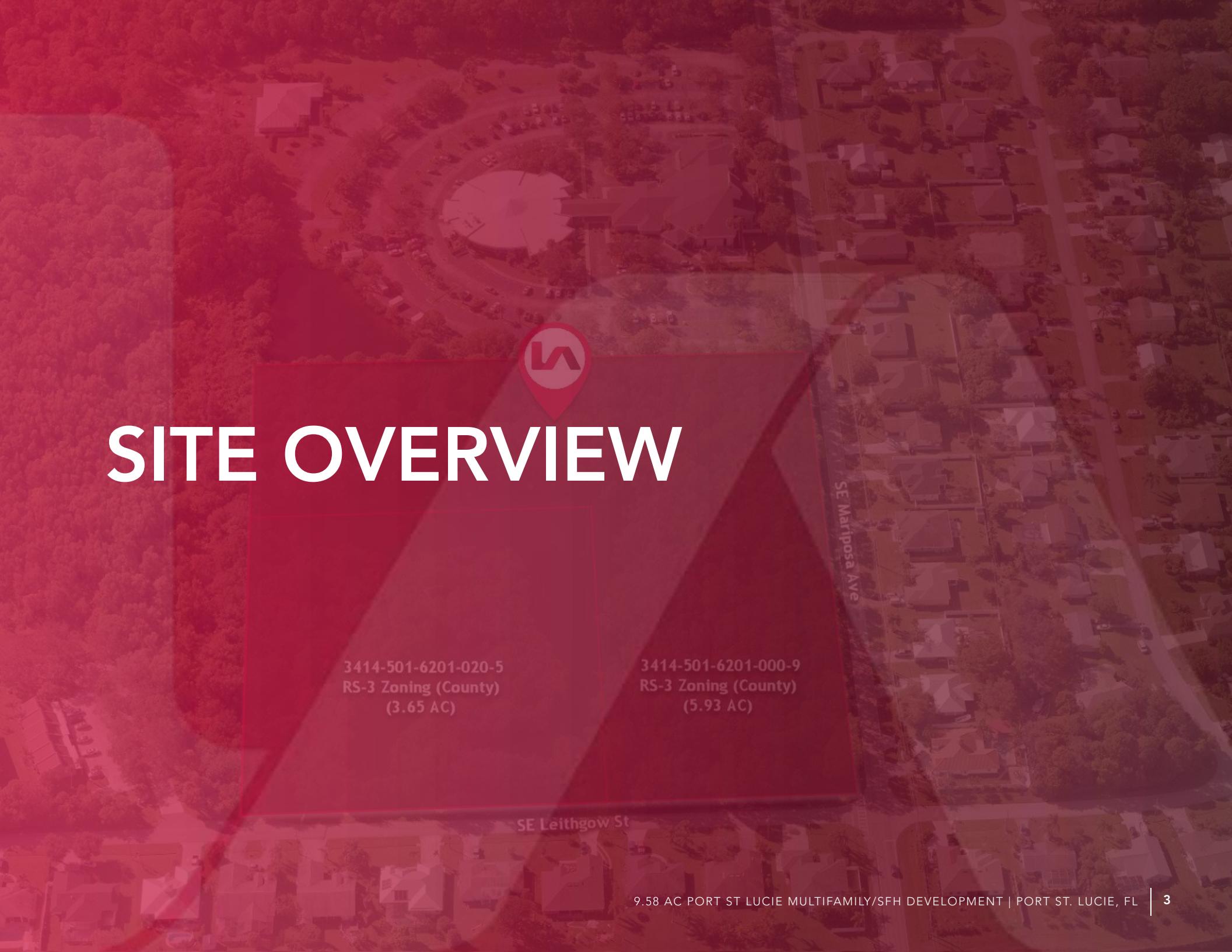
Senior Vice President
305.484.4666
mavendano@lee-associates.com

OFFERING MEMORANDUM DISCLAIMER

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Lee & Associates South Florida nor any of their respective officers, directors, employees, affiliates or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property. The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase the Property, and/ or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum.

The Owner shall have no legal commitment or obligation to any person reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.



SITE OVERVIEW

3414-501-6201-020-5
RS-3 Zoning (County)
(3.65 AC)

3414-501-6201-000-9
RS-3 Zoning (County)
(5.93 AC)

PROPERTY SUMMARY

PROPERTY OVERVIEW

Lee & Associates presents a lucrative opportunity for residential or multifamily development on an expansive 9.58-acre vacant land site just off US-1 in Port St. Lucie, Florida. Comprising two parcels, the property features existing zoning of RS-3 for single-family residential use with plans in place for the construction of approximately 46 Single Family Homes or 93 Townhomes. Moreover, there exists significant potential for multifamily development, with the possibility of constructing up to 11 units per acre (105 units) by rezoning to city zoning, making this an ideal investment for developers seeking versatile options. A recent engineering report has confirmed that the property's pond is solely a result of rainwater accumulation, with a minimal 0.2 acres designated as wetlands, indicating the feasibility of extensive development. Various documents are available upon request including Environmental Studies, Topography Survey, Bathymetric Survey, Wetland Delineation Survey, Preliminary Site Plans, and Cut-Fill Estimate.

Conveniently positioned less than a mile from the bustling US-1 retail corridor at the corner of Port St Lucie Blvd/SE Mariposa Ave and SE Leithgow Street, residents will enjoy proximity to a plethora of amenities including a Walmart Supercenter, Sam's Club, Planet Fitness, Beall's, and various dining options such as Applebee's, Denny's and several other fast food and local eateries. Mariposa Elementary School is within walking distance, catering to families with young children, while recreational opportunities abound with nearby attractions like the Jensen Beach Golf Club, Savannas Preserve State Park, and Hutchinson Islands.

The seller is highly motivated. This prime property represents an exceptional investment opportunity to meet a high demand for housing in one of Florida's rapidly growing markets. Developing homes in Port St. Lucie offers the advantage of catering to families seeking suburban living with proximity to essential amenities and recreational facilities which enhances the desirability and marketability of the homes, ensuring strong demand and potential for appreciation.



For more information, please contact one of the following individuals:

MARKET ADVISORS

MICHAEL AVENDANO

Senior Vice President

305.484.4666

mavendano@lee-associates.com

INQUIRE FOR PRICING GUIDANCE



9.58 Acre Developable Land:

Plans in Place for Development:

46 Single Family Homes
or 93 Townhomes

Multifamily Development Potential



Zoned RS-3 (County Zoning):

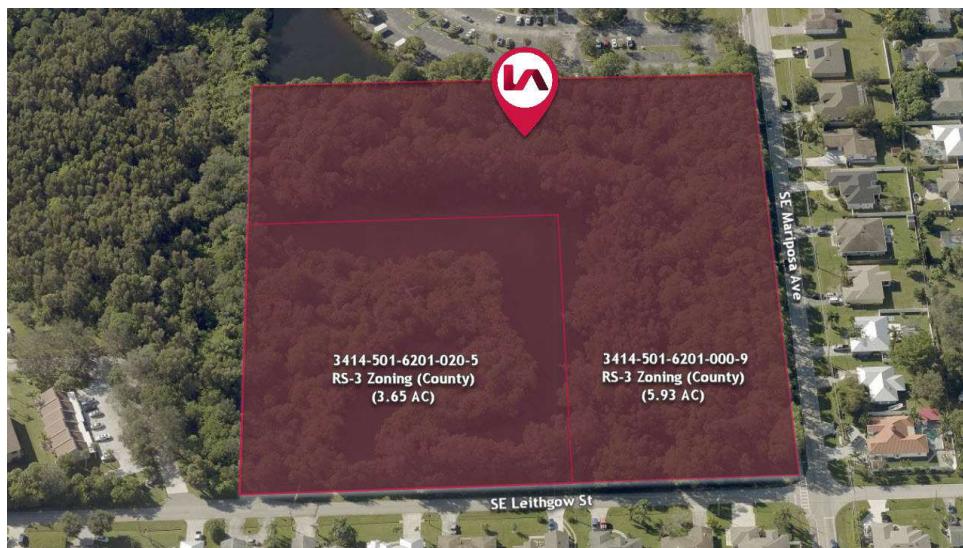
Rezone to City for Higher Density
11 Units/AC Multifamily (105 Units)



Exceptional Freeway Access:

Less than 1 mile from US-1 retail corridor, Walmart Supercenter, Beall's, Sam's Club, Publix, Dining & More!
Walk to Mariposa Elementary School.
Nearby attractions include Jensen Beach Golf Club, Savannas Preserve State Park, Hutchinson Islands

PROPERTY DETAILS



LOCATION INFORMATION

STREET ADDRESS

2400 SE Leithgow St

Port St. Lucie, FL 34952

COUNTY

St Lucie County

MARKET

Treasure Coast

SUB-MARKET

Port St Lucie

CROSS-STREETS

Port St Lucie Blvd/SE Mariposa Ave at US-1

NEAREST HIGHWAY

US-1 & Florida's Turnpike

NEAREST AIRPORT

Treasure Coast Int'l Airport

PROPERTY INFORMATION

PARCELS

2

3414-501-6201-000-9

3414-501-6201-020-5

PROPERTY TYPE

Land: Residential / Multifamily Development

LOT SIZE

9.58 Acres

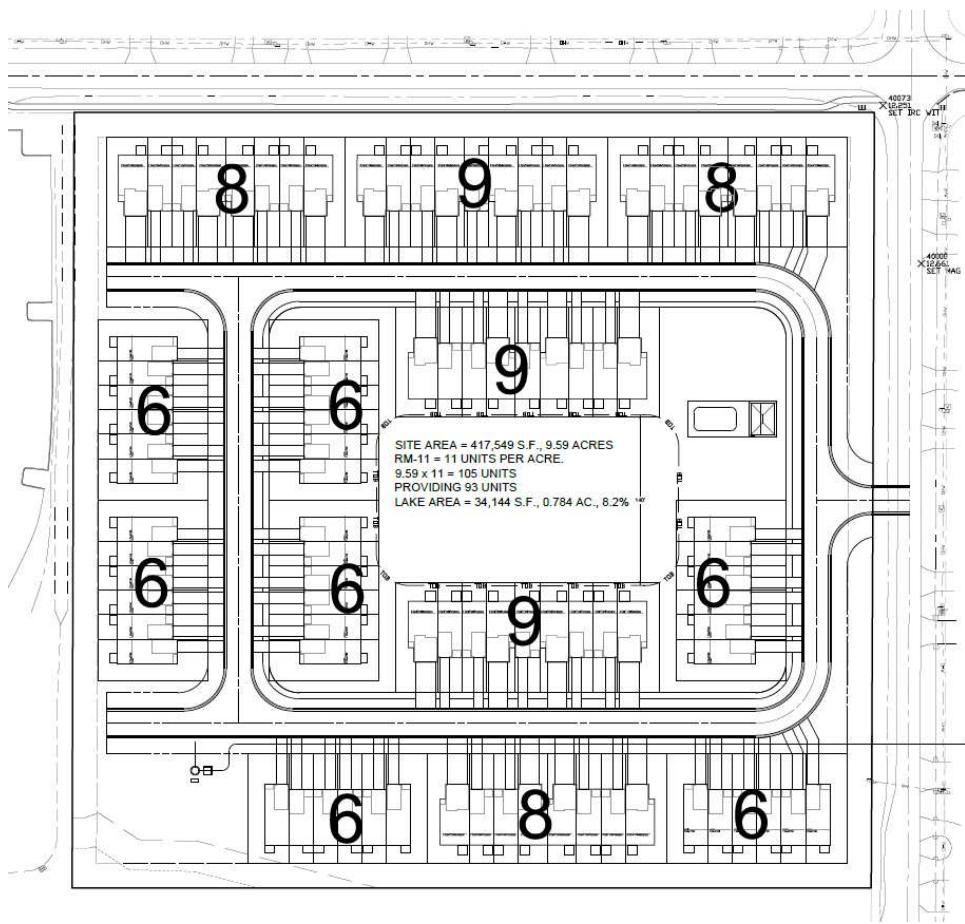
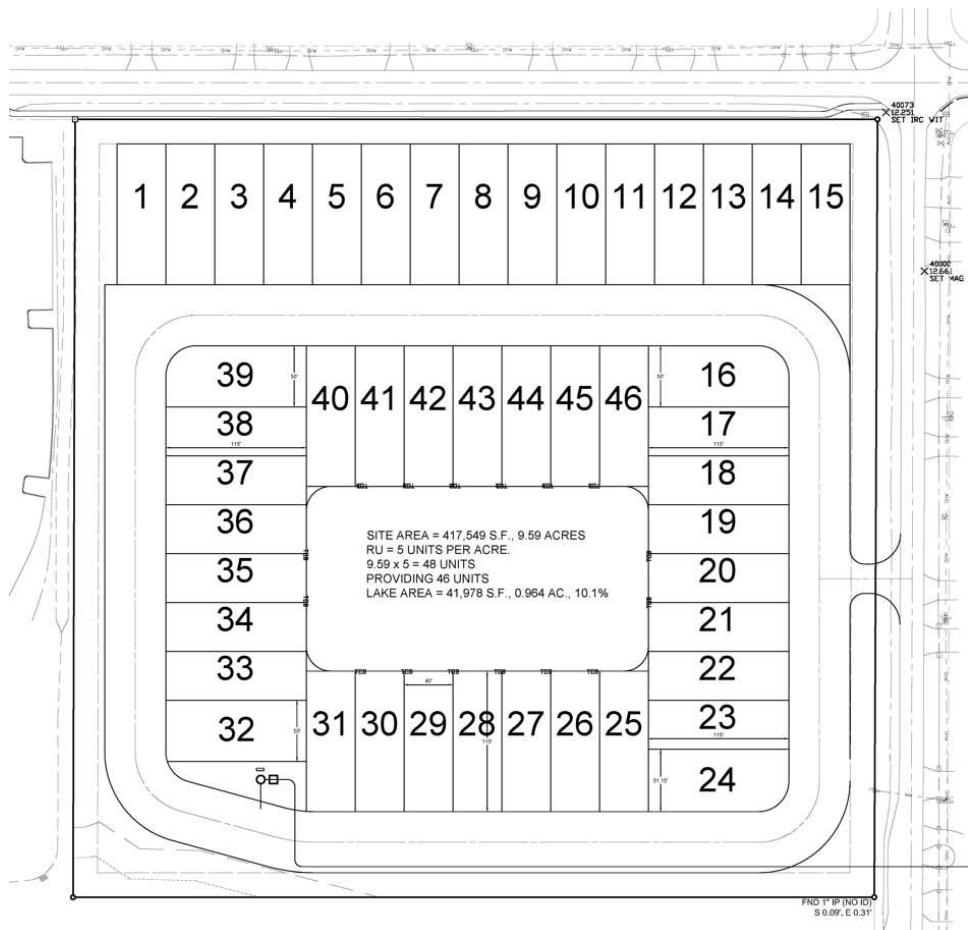
ZONING

RS-3 (County) Single Family Residential

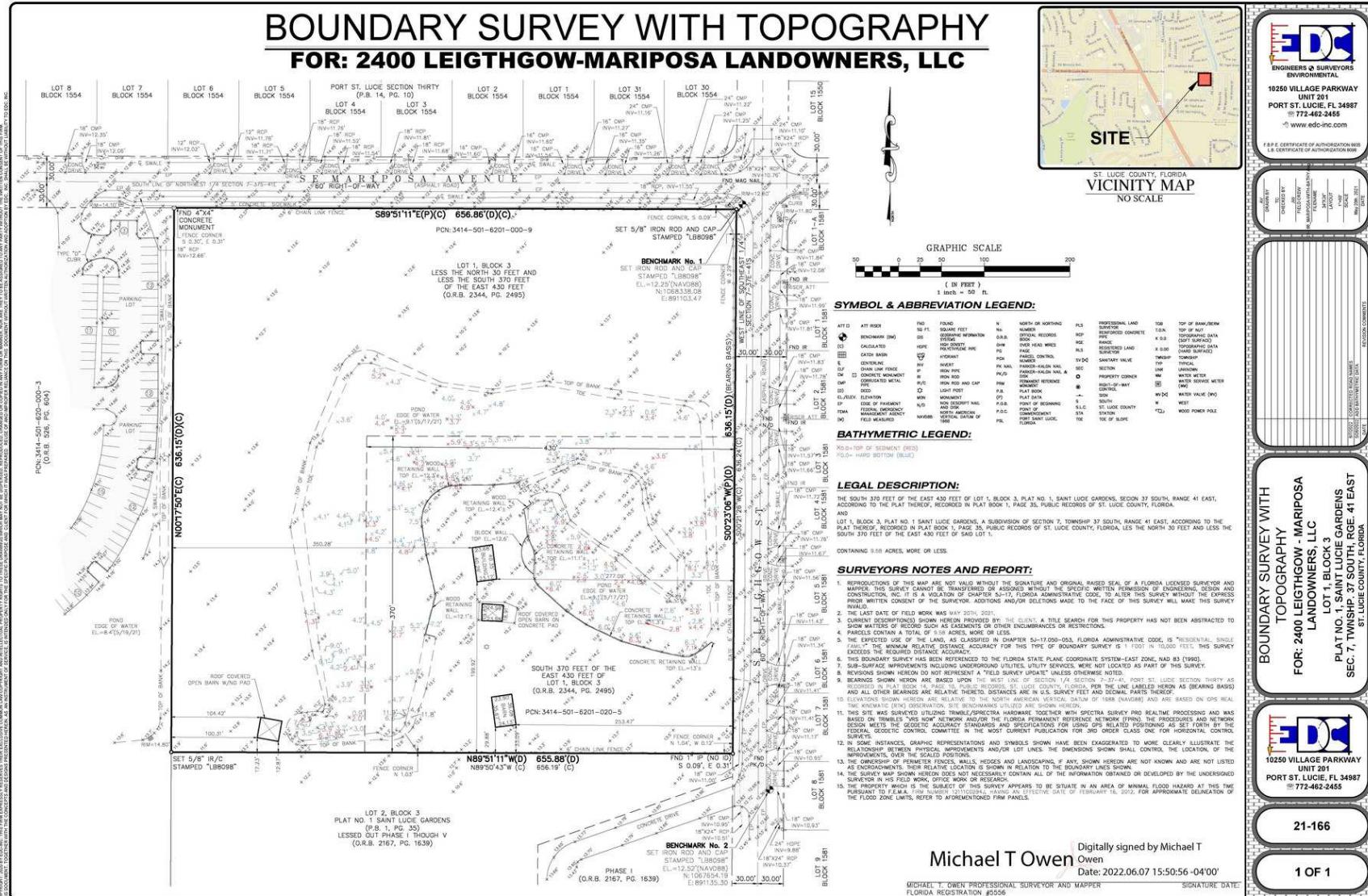
CORNER PROPERTY

Yes

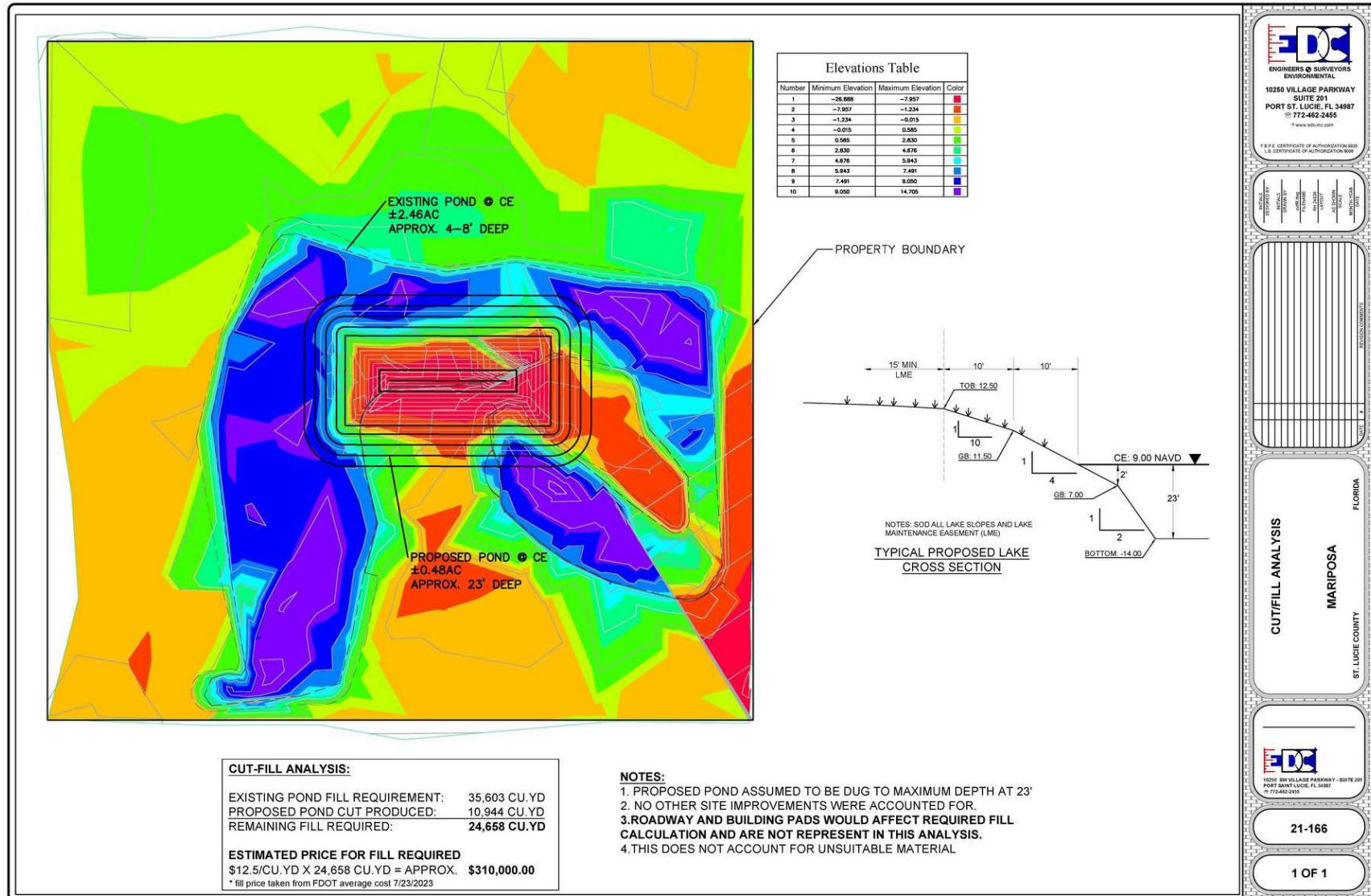
PLANS FOR SINGLE FAMILY OR TOWNHOMES



PROPERTY SURVEY WITH BATHYMETRIC



CUT/FILL ANALYSIS



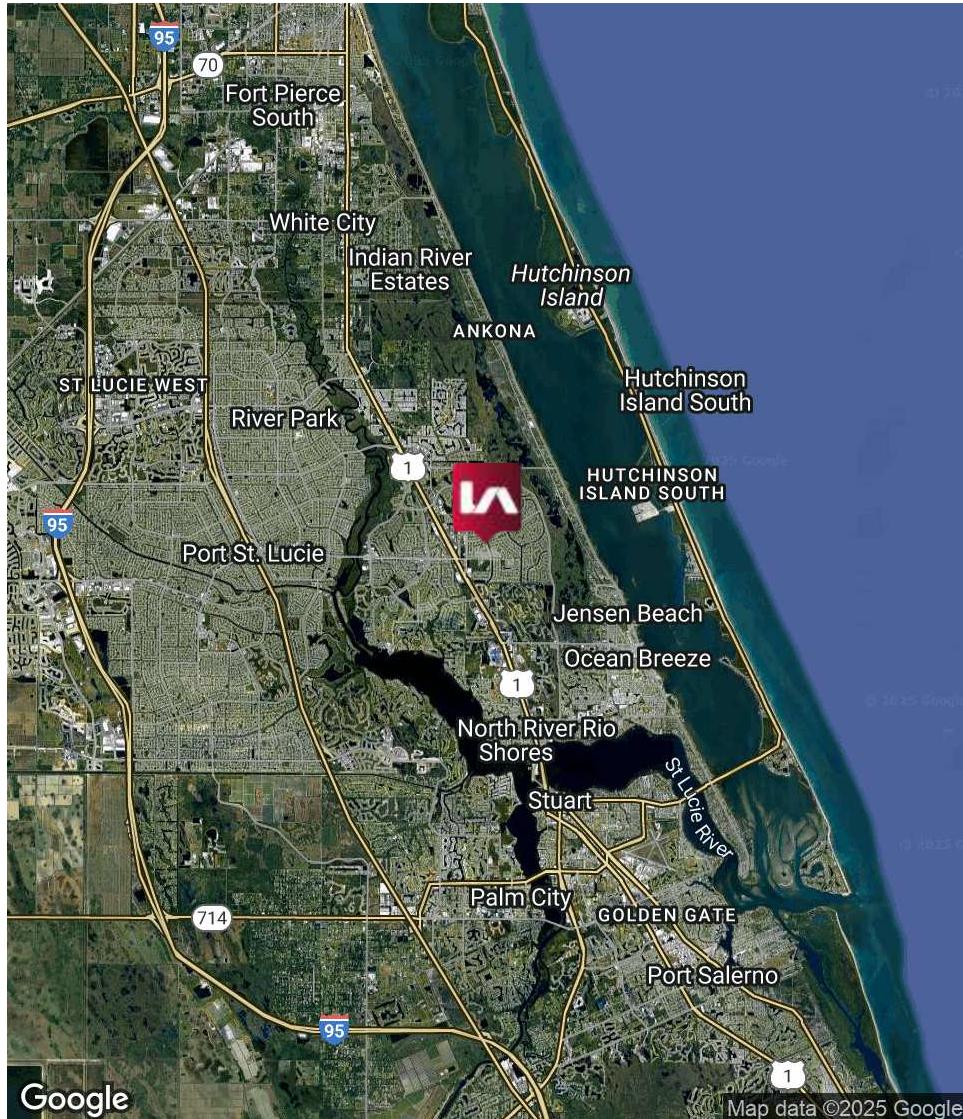


LOCATION INFORMATION

3414-501-6201-020-5
RS-3 Zoning (County)
(3.65 AC)

3414-501-6201-000-9
RS-3 Zoning (County)
(5.93 AC)

REGIONAL MAP



LOCATION OVERVIEW

Located less than a mile from the bustling US-1 retail corridor at the corner of Port St Lucie Blvd/SE Mariposa Ave and SE Leithgow St. Close to Mariposa Elementary School, Walmart Supercenter, Jensen Beach Golf Club, Hutchinson Islands and several single family neighborhoods. Port St. Lucie offers the advantage of catering to families seeking suburban living with proximity to essential amenities such as schools, retail centers, and recreational facilities.

CITY INFORMATION

MARKET:

Treasure Coast

NEAREST HIGHWAY:

US-1 & Florida's Turnpike

NEAREST AIRPORT:

Treasure Coast Int'l Airport

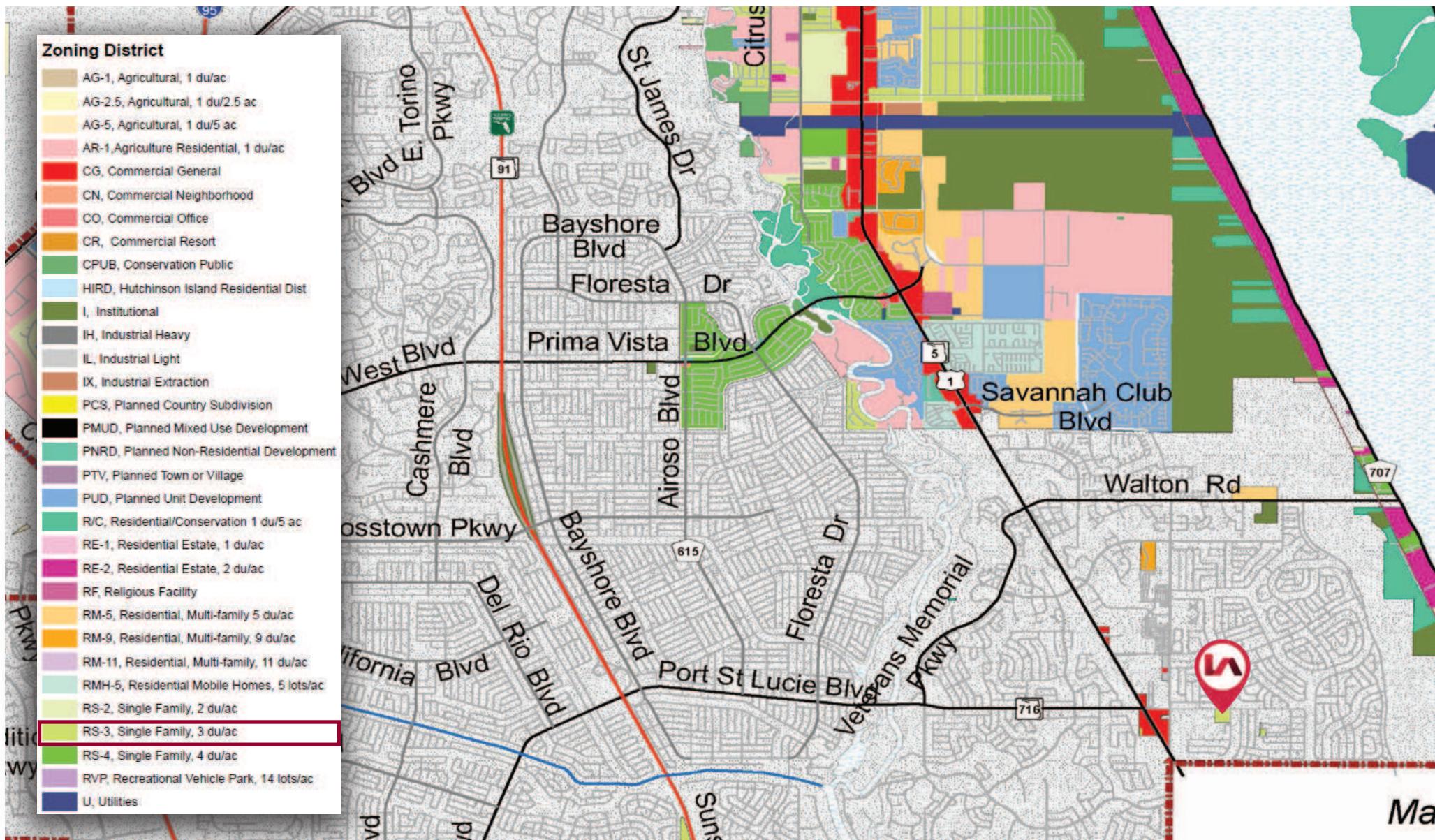
NEIGHBORHOOD MAP



NEARBY AMENITIES



COUNTY ZONING - RS-3 SINGLE FAMILY RESIDENTIAL





HIGHLIGHTS

- 7th largest city in Florida with over 195,000 residents
- 3rd largest city in southeast Florida by population.
- You can reach 70% of the state within a 3 hour drive from St. Lucie County
- Seven I-95 Exits
- Three Florida Turnpike Exits

PORT ST. LUCIE, FLORIDA

The City of Port St. Lucie is proud to be a hometown where people live, learn, work and play, and celebrate all of life's opportunities and dreams. It occupies an area of 120 square miles in St. Lucie County on Florida's east coast, about 50 miles north of West Palm Beach, halfway between Miami and Orlando.

Port St. Lucie also attracts a vibrant mix of people because of its low crime rate, diverse housing stock, abundant open space and because of the optimistic vision of the people who live here. As a growing community, the city offers diverse economic opportunities, clear guidelines for prosperous and sustainable growth, and state-of-the-art infrastructure ready to support development and investment. Additionally, the city government is committed to delivering outstanding public services that enhance the community and the quality of life for people of all ages.

There are traditional suburban neighborhoods, new mixed-use neighborhoods with a variety of housing types in walking distance to retail and dining establishments, and the beginning stages of a downtown that will integrate urban commercial development with outdoor nature trails, waterways and social opportunities. In other words, there is plenty of room to grow for businesses, for families, and for people seeking the amenities of a big city while enjoying the comforts of a familiar hometown.





MARKET TAPESTRY & DEMOGRAPHICS



3414-501-6201-020-5
RS-3 Zoning (County)
(3.65 AC)

3414-501-6201-000-9
RS-3 Zoning (County)
(5.93 AC)

SE Leithgow St

SE Mainiposa Ave

DEMOGRAPHIC PROFILE

KEY FACTS

61,288 Population	50.8 Median Age
2.3 Average Household Size	\$83,987 Average Household Income

HOUSING MARKET



19,342

Owner Occupied
Housing Units



6,639

Renter Occupied
Housing Units

\$324,372

Average Home
Value

82

Housing
Affordability Index

0.52%

Units Compound
Annual Growth Rate

485

Vacant Units
For Rent

TOTAL HOUSING UNITS

28,249
2020 Total
Housing Units

28,726
2023 Total
Housing Units

29,159
2028 Total
Housing Units

DAYTIME POPULATION

62,549
Daytime
Population
Total

28,396
Daytime
Population:
Workers

34,153
Daytime
Population:
Residents

EMPLOYMENT TRENDS



62%
White Collar

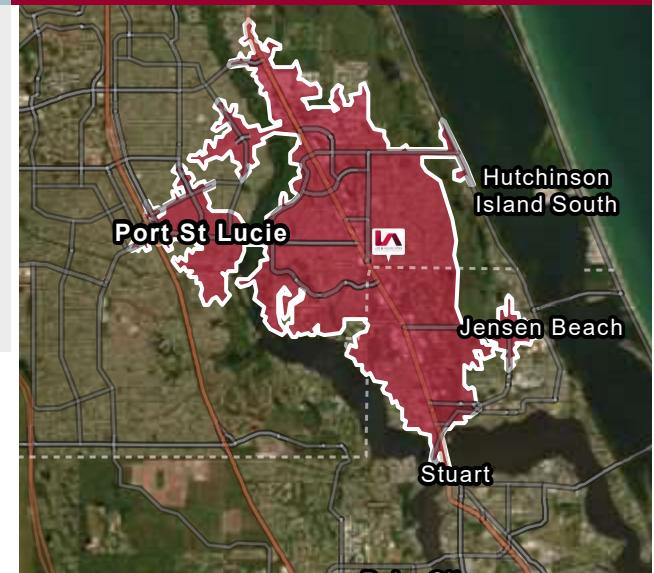
16%
Services



22%
Blue Collar

Unemployment
Rate
4.9%

Drive time of 10 minutes



BUSINESS

3,393
Total Businesses

24,176
Total Employees

3,359,940,489
Total Sales

NEARBY AMENITIES

65

Grocery Stores

224

Restaurants & Bars

786

Retail Stores

KEY FACTS

301,161 Population	46.3 Median Age
2.5 Average Household Size	\$90,430 Average Household Income

TOTAL HOUSING UNITS

130,065 2020 Total Housing Units	133,380 2023 Total Housing Units	136,909 2028 Total Housing Units
-------------------------------------	-------------------------------------	-------------------------------------

DAYTIME POPULATION

281,927 Daytime Population Total	115,243 Daytime Population: Workers	166,684 Daytime Population: Residents
-------------------------------------	--	--

HOUSING MARKET



93,217
Owner Occupied Housing Units



26,259
Renter Occupied Housing Units

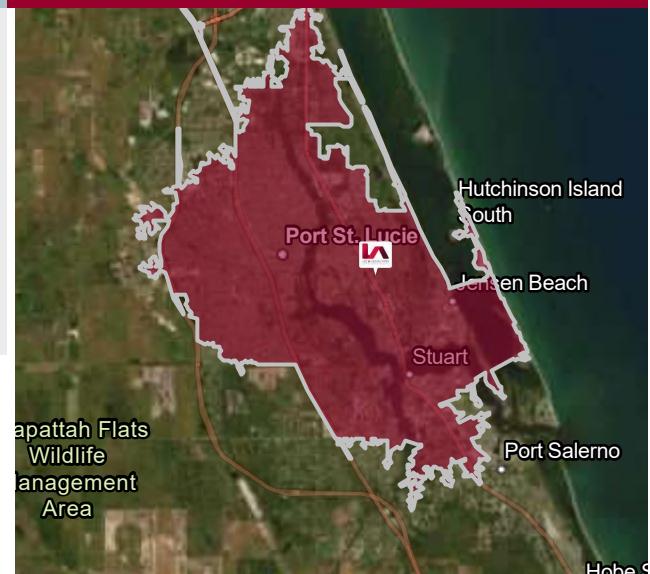
\$345,812
Average Home Value

88
Housing Affordability Index

0.78%
Units Compound Annual Growth Rate

2,340
Vacant Units For Rent

Drive time of 20 minutes



EMPLOYMENT TRENDS



62%
White Collar

16%
Services



22%
Blue Collar

Unemployment Rate
4.5%

BUSINESS

13,497

Total Businesses

102,963

Total Employees

15,233,983,358

Total Sales

NEARBY AMENITIES

253
Grocery Stores

755
Restaurants & Bars

2,740
Retail Stores

KEY FACTS

459,335 Population	46.7 Median Age
2.5 Average Household Size	\$91,274 Average Household Income

TOTAL HOUSING UNITS

198,683 2020 Total Housing Units	207,765 2023 Total Housing Units	217,761 2028 Total Housing Units
-------------------------------------	-------------------------------------	-------------------------------------

DAYTIME POPULATION



HOUSING MARKET



140,930

Owner Occupied Housing Units



43,061

Renter Occupied Housing Units

\$358,290

Average Home Value

83

Housing Affordability Index

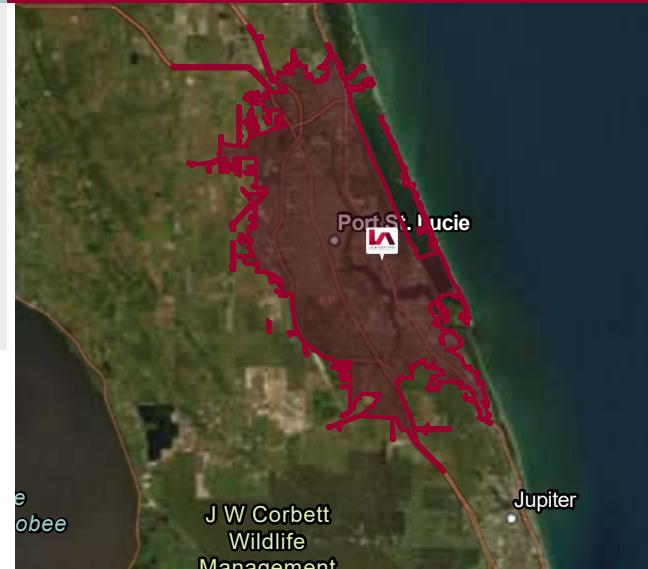
1.38%

Units Compound Annual Growth Rate

3,873

Vacant Units For Rent

Drive time of 30 minutes



EMPLOYMENT TRENDS



63%
White Collar

16%
Services



22%
Blue Collar

Unemployment Rate
4.5%

NEARBY AMENITIES

402

Grocery Stores

1,055

Restaurants & Bars

3,868

Retail Stores

BUSINESS

19,625

Total Businesses

155,502

Total Employees

23,159,136,180

Total Sales

MARKET TAPESTRY

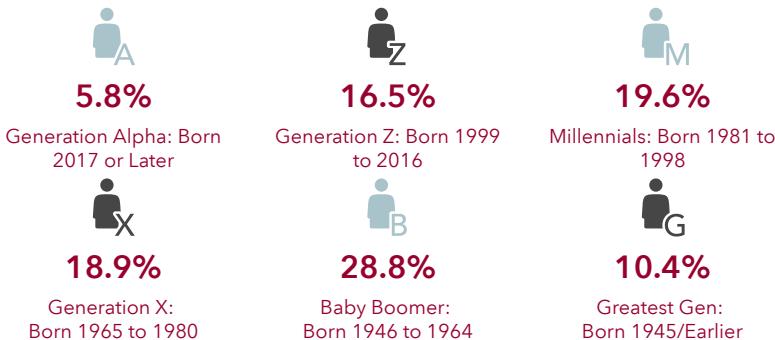


TAPESTRY SEGMENTATION

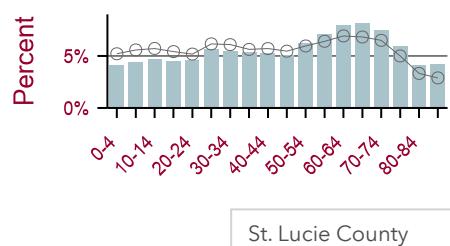
Tapestry LifeMode

	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	711	2.74%	9.9%	28
Upscale Avenues (L2)	0	0.00%	5.7%	0
Uptown Individuals (L3)	0	0.00%	3.8%	0
Family Landscapes (L4)	220	0.85%	7.5%	11
GenKurban (L5)	7,430	28.60%	11.4%	252
Cozy Country Living (L6)	2,052	7.90%	12.0%	66
Ethnic Enclaves (L7)	1,496	5.76%	7.1%	81
Middle Ground (L8)	2,437	9.38%	10.9%	86
Senior Styles (L9)	7,673	29.53%	5.8%	510
Rustic Outposts (L10)	1,929	7.42%	8.2%	90
Midtown Singles (L11)	1,166	4.49%	6.2%	72
Hometown (L12)	867	3.34%	6.1%	54
Next Wave (L13)	0	0.00%	3.9%	0
Scholars and Patriots (L14)	0	0.00%	1.6%	0

POPULATION BY GENERATION



AGE PROFILE



ANNUAL HOUSEHOLD SPENDING



Drive time of 10 minutes



Tapestry segments

 9D	Senior Escapes 3,035 households	11.7% of Households	▼
 5E	Midlife Constants 2,748 households	10.6% of Households	▼
 5D	Rustbelt Traditions 2,668 households	10.3% of Households	▼

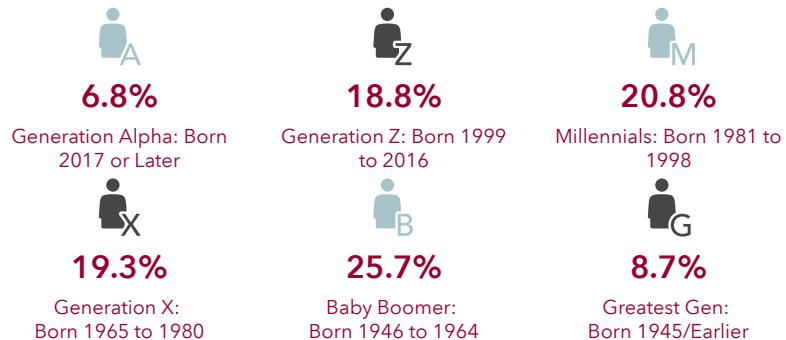


TAPESTRY SEGMENTATION

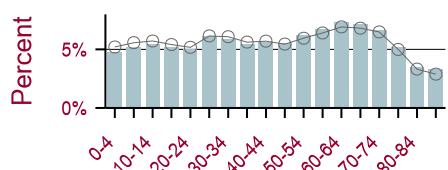
Tapestry LifeMode

	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	4,747	3.97%	9.9%	40
Upscale Avenues (L2)	0	0.00%	5.7%	0
Uptown Individuals (L3)	0	0.00%	3.8%	0
Family Landscapes (L4)	15,339	12.84%	7.5%	171
GenKurban (L5)	22,376	18.73%	11.4%	165
Cozy Country Living (L6)	7,359	6.16%	12.0%	51
Ethnic Enclaves (L7)	23,150	19.38%	7.1%	274
Middle Ground (L8)	4,254	3.56%	10.9%	33
Senior Styles (L9)	28,714	24.03%	5.8%	415
Rustic Outposts (L10)	3,505	2.93%	8.2%	36
Midtown Singles (L11)	3,795	3.18%	6.2%	51
Hometown (L12)	4,249	3.56%	6.1%	58
Next Wave (L13)	1,988	1.66%	3.9%	43
Scholars and Patriots (L14)	0	0.00%	1.6%	0

POPULATION BY GENERATION



AGE PROFILE



St. Lucie County

ANNUAL HOUSEHOLD SPENDING



Tapestry segments

	7C Urban Edge Families 16,454 households	13.8% of Households
	4C Middleburg 14,074 households	11.8% of Households
	9C The Elders 11,667 households	9.8% of Households



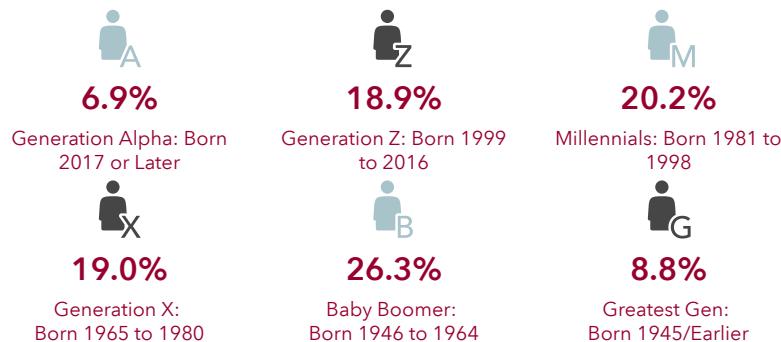


TAPESTRY SEGMENTATION

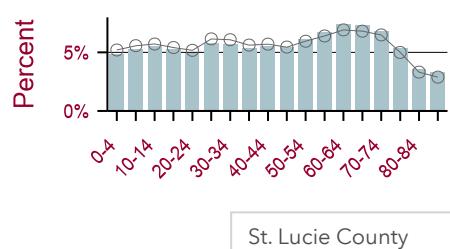
Tapestry LifeMode

	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	8,347	4.54%	9.9%	46
Upscale Avenues (L2)	0	0.00%	5.7%	0
Uptown Individuals (L3)	0	0.00%	3.8%	0
Family Landscapes (L4)	16,024	8.71%	7.5%	116
GenXurban (L5)	34,477	18.74%	11.4%	165
Cozy Country Living (L6)	16,710	9.08%	12.0%	76
Ethnic Enclaves (L7)	31,155	16.93%	7.1%	239
Middle Ground (L8)	7,319	3.98%	10.9%	37
Senior Styles (L9)	44,654	24.27%	5.8%	419
Rustic Outposts (L10)	4,974	2.70%	8.2%	33
Midtown Singles (L11)	7,543	4.10%	6.2%	66
Hometown (L12)	9,572	5.20%	6.1%	85
Next Wave (L13)	3,216	1.75%	3.9%	45
Scholars and Patriots (L14)	0	0.00%	1.6%	0

POPULATION BY GENERATION



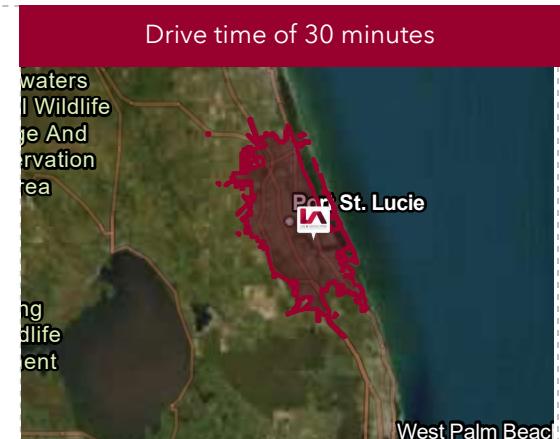
AGE PROFILE



ANNUAL HOUSEHOLD SPENDING



Drive time of 30 minutes



Tapestry segments

	9C The Elders 18,288 households	9.9% of Households	▼
	7C Urban Edge Families 16,923 households	9.2% of Households	▼
	4C Middleburg 14,759 households	8.0% of Households	▼

CONTACT US



3414-501-6201-020-5
RS-3 Zoning (County)
(3.65 AC)

3414-501-6201-000-9
RS-3 Zoning (County)
(5.93 AC)

SE Leithgow St

SE Mainiposa Ave

MICHAEL AVENDANO



MICHAEL AVENDANO

Senior Vice President

mavendano@lee-associates.com

Direct: **305.484.4666** | Cell: **305.484.4666**

FL #SL3323947

PROFESSIONAL BACKGROUND

Michael Avendano serves as Senior Vice President with Lee & Associates specializing in Industrial Sales and Leasing.

Prior to joining Lee & Associates South Florida, Michael worked for Beacon Commercial Realty, a Commercial Real estate firm where he helped manage multiple portfolios of over half a million sf of industrial, Office and Retail space. During his time at Beacon, he along with the rest of his team were responsible for the acquisition, negotiation, leasing, management and disposition of said assets with the ultimate goal being minimize risk and cost while maximizing profits for our clients. Through this effort, Michael developed a strong understanding of property values, cap rates, property management, zoning and land-use, development codes and ordinances, as well as state and local permitting.

Michael also has a deep understanding with the tech and marketing side of the business working for CREXi, the fastest growing CRE marketplace in the US. In this position he was faced with an unprecedented economic downturn which he was successfully able to navigate helping the team achieve their best quarter since their launch. The adversity he faced in his time there highlighted the importance of utilizing all the tools at one's disposal as well as challenging the norm. It also showed him the importance of being able to quickly adapt to any situation and having a plan to do so.

Michael was Born and raised in Miami, FL and speaks both English and Spanish. He graduated from the Florida International University with a Bachelor's Degree in Hospitality Management. When he is not busy servicing his clients, Michael is probably on a coastline somewhere surfing, playing basketball, or traveling somewhere with his friends and family.

Lee & Associates South Florida
7925 NW 12th Street, Suite 301
Miami, FL 33126
305.235.1500

LAND FOR SALE CONFIDENTIALITY & DISCLAIMER

2400 SE Leithgow St, Port St. Lucie, FL 34952



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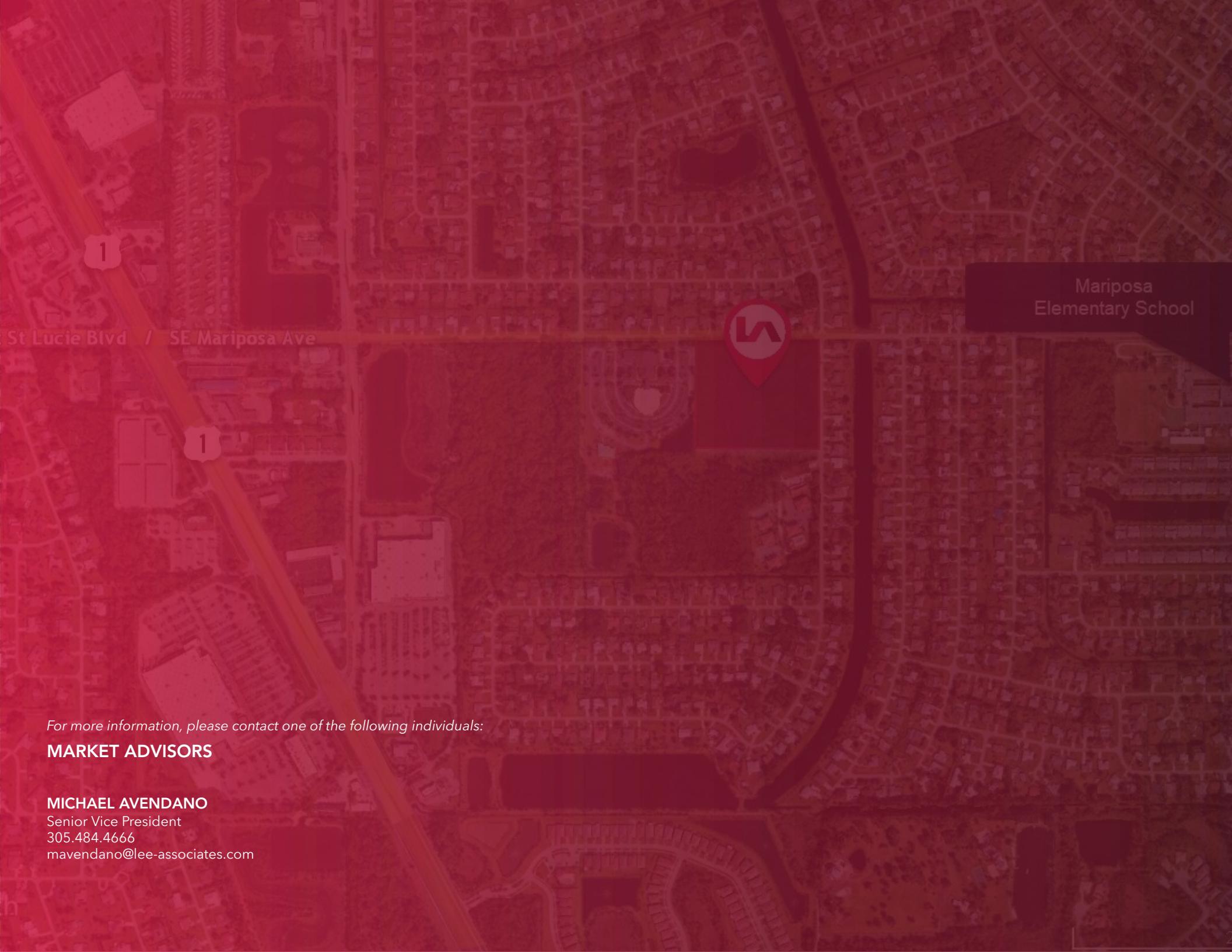
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Lee & Associates South Florida in compliance with all applicable fair housing and equal opportunity laws.

This is not intended to be an appraisal of the market value of the property, if an appraisal is desired, the services of a licensed or certified appraiser should be obtained. This report is not intended to meet the uniform standards of professional appraisal practice.

Michael Avendano
mavendano@lee-associates.com
D 305.484.4666

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Mariposa
Elementary School

St Lucie Blvd / SE Mariposa Ave

For more information, please contact one of the following individuals:

MARKET ADVISORS

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